

Site details

Settlement	Croxton Kerrial	
Site Address	Land West of Saltby Road & East of Highfields Farm	
SHLAA ref (if available)	MBC/079/13	
Settlement category (Town / Service Centre / Rural Hub)	Service Centre	
Relevant planning history	None	
Site Area	Gross site area: 1.34	Net site area: 1.2
Site capacity (based on SHLAA assessment)	Gross Capacity: (from SHLAA form) 40	Net Capacity: (@30/40dph) 36

Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); - (negative); - - (Strong neg've).
Meeting identified need;	Provision of market and affordable housing	+ +
Relationship / connectivity with host settlement;	The site is well connected to the main settlement. Currently a vacant field with residential uses to the north and north west with agricultural uses to the south west. This development would serve to square of the built form in this area utilising built	+

	form and Saltby Road as boundaries. Site is a logical for the expansion of the village.	
Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	Site well located to the limited facilities and services of Croxton Kerrial.	+ (limited services and facilities.)
Proximity to employment;	Limited employment opportunities within the village, employment opportunities are available, both within and outside the Borough. Some distance to main employment area of Melton Mowbray and Asfordby Business Park.	0
Availability of public transport;	Hourly services to Melton, Grantham and Loughborough.	+
Brownfield land.	Greenfield land.	- -
Loss of employment or other beneficial use	Agricultural use on site at present.	0

Site constraints		
Issue	Comments	Potential impact
Access / including public footpath access;	<p>No public rights of way cross the site.</p> <p>Access would be achieved through Saltby Road. Access in principle is acceptable to LCC Highways, though they would require the access to be within the 30mph part of Saltby Lane. Should this not be</p>	+ +

¹ MfS indicates 800 metres can be walkable.

	achievable, the expansion of the 30mph limit is again acceptable, provided it would be self-enforcing. This can be achieved through development of works at the entrance to the site. A transport statement would be required for the junction of Saltby Road and the A607. Moreover, a footpath would be required to Mill Lane and the site access.	
Major infrastructure requirements (transport schemes etc)	None known.	++
Infrastructure capacity (schools / GPs / etc);	School currently has capacity for 8 students, however up to 2020 this reduces to 4. A development of this size using the Leicestershire methodology of additional primary school places would generate around additional 9-10 students which could be accommodated at the school.	+ +
Heritage Assets (SMs, listed buildings, CAs, archaeology);	Site is located adjacent to, but outside of the Croxton Kerrial Conservation Area. Site is also adjacent to a grade 2 listed building. Development of the site would require due regard for the setting and views of this building as well as of the conservation area as a whole. Reduction in number of dwellings may allow more space to preserve its setting.	-
Flooding/Drainage	Floodzone 1.	+ +
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	None known on or close to site.	+ +

TPO / Ancient woodland;	None	++
Historic Park;	Not present.	++
Technical constraints (contamination / land stability);	None on site, potential contamination from former Mill north of the site but unlikely to require any mitigation due to the distance.	+
Landscape designation (<i>influence report – designation</i>).	<p>LCZ 3</p> <p>This LCZ has a higher (medium to high) overall landscape sensitivity to residential development in the small scale, intimate fieldscapes to the west of the village, between the well-integrated historic settlement edge/limestone cottages (which form a positive settlement gateway) and the tree-lined tributary watercourse to the west. The settlement edge to the south is more modern and defined by infill, as well as older development, again well-integrated by tree planting and hedgerows and forming a natural, defensible settlement edge. The landscape pattern is simpler, however the open break/setting this area forms between the settlement and the historic designed landscape at Croxton Park to the southwest is important and highly sensitive.</p>	-
Visual Impact	The development is currently a highly open site and as such there would be a large impact to its development. However, it is only viewable of Saltby Road and as such despite the high impact of the development, it will be limited to a small part of the village. It will however change the character of that vicinity in reducing the openness.	-

Agricultural Land classification	3b-2	++
Noise or other pollutants	None known.	++

Deliverability constraints

Issue	Comments	Potential impacts
Viability;	No major issues known. Slight work on access needed but shouldn't effect overall viability for the scheme, especially given the clear flat nature of the site.	++
Known market constraints;	Non known.	++
Land ownership constraints;	Single ownership. Belvior Estate. Communication received by the authority stating this is the proffered development site of the land owner.	++

Expected Delivery (Trajectory)

There is information on deliverability in the Strategic Housing Land Availability Assessment 2016, and if the site is indicated as deliverable in the first 5 years, its predicted build out is shown on page 21 'Trajectory as at 2nd November 2016 – Table Data' of the Five Year Land Supply and Housing Trajectory Position document, MBC, November 2016. This section will be updated before the Local Plan is submitted for Examination.

Sustainability Appraisal summary

Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 3: transport, 10: poverty and deprivation and 14: health (although this score is part of a mixed effect overall). Potential significant negative effects were identified in relation to SA objectives 5: landscape and 8: land use. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.

Overall summary

Site is well located to the village, with one of the more acceptable access solutions. The primary impacts of allowing this site to come forward to development would be on heritage and visual impact. The site is currently very open and development as such would change the character of that vicinity. However, it is an opportunity to “square of the village” and good design techniques can ensure the development pays due regard to the Conservation Area and Grade 2 Listed Building. It is proposed to reduce the number of dwellings to allow greater space to the setting of the Windmill. Work on the fringe of the development can help to lessen the effect of the development. This site offers one of the more realistic, deliverable sites in the settlement.

Recommendation: Proceed to allocation.

Mitigation / Issues to address in policy

- Access (transport statement)
- Preserve setting of listed Windmill.

Site details

Settlement	Croxton Kerrial	
Site Address	Lings View Farm, Middle Street	
SHLAA ref (if available)	MBC/080/13	
Settlement category (Town / Service Centre / Rural Hub)	Service Centre	
Relevant planning history	None	
Site Area	Gross site area: 1.34	Net site area: 1.34
Site capacity (based on SHLAA assessment)	Gross Capacity: (from SHLAA form) 40	Net Capacity: (@30/40dph) 40

Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Provision of market and affordable housing	++
Relationship / connectivity with host settlement;	The site lies within a square formed of four residential streets in a more developed part of the village. The surrounding development is fairly linear, following the road	++

	lines. Development in this location would be entirely within the existing built form and as such would not be an intrusion into the countryside. Due to the surrounding dwellings, care must be taken with the design to ensure residential amenity of existing residents is protected and as such the number of dwellings may have to be reduced from 40.	
Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	Site well located to the limited facilities and services of Croxton Kerrial.	+ (limited services and facilities.)
Proximity to employment;	Limited employment opportunities within the village, employment opportunities are available within accessible distance, both within and outside the Borough. Some distance to main employment area of Melton Mowbray and Asfordby Business Park.	0
Availability of public transport;	Hourly services to Melton, Grantham and Loughborough.	+
Brownfield land.	Greenfield land.	--
Loss of employment or other beneficial use	Agricultural use on site at present.	0

Site constraints		
Issue	Comments	Potential impact
Access / including public footpath access;	No public rights of way cross the site. Access would be achieved most likely from Top Road. LCC Highways have confirmed this is suitable, subject to a transport statement confirming the capacity and safety of the junction Top	+ +

¹ Mfs indicates 800 metres can be walkable.

	Road. However it is anticipated that a suitable access for the quantum of housing as suggested.	
Major infrastructure requirements (transport schemes etc)	None known.	
Infrastructure capacity (schools / GPs / etc);	School currently has capacity for 8 students, however up to 2020 this reduces to 4. A development of this size using the Leicestershire methodology of additional primary school places would generate around additional 9-10 students which could be accommodated at the school.	+ +
Heritage Assets (SMs, listed buildings, CAs, archaeology);	No listed buildings or SM's close to the site. The site is entirely within the Croxton Kerrial conservation area and this site is an important element within it. The development of this site would cause unjustifiable harm to the conservation area and as such the site should not come forward for development.	- -
Flooding/Drainage	Floodzone 1.	+ +
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	None known on nor close to site.	+ +
TPO / Ancient woodland;	None	+ +
Historic Park;	Not present.	+ +
Technical constraints (contamination / land stability);	Non known	+ +
Landscape designation (<i>influence report – designation</i>).	Site is within the settlement and thus not included in the Influence Report.	0

Visual Impact	The development is well screened by existing built form from the surrounding residential dwellings. The site is very contained, and as such will have a limited impact. This development would increase the urbanised feel of this area.	+ +
Agricultural Land classification	Not known.	?
Noise or other pollutants	None known.	+ +

Deliverability constraints		
Issue	Comments	Potential impacts
Viability;	No major issues known. Slight work on access needed but shouldn't effect overall viability for the scheme.	+ +
Known market constraints;	Non known.	+ +
Land ownership constraints;	Single ownership.	+

Expected Delivery (Trajectory)

There is information on deliverability in the Strategic Housing Land Availability Assessment 2016, and if the site is indicated as deliverable in the first 5 years, its predicted build out is shown on page 21 'Trajectory as at 2nd November 2016 – Table Data' of the Five Year Land Supply and Housing Trajectory Position document, MBC, November 2016. This section will be updated before the Local Plan is submitted for Examination.

Sustainability Appraisal summary

Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 3: transport, 10: poverty and deprivation and 14: health. Potential significant negative effects were identified in relation to SA objectives 6: biodiversity and geodiversity and 8: land use. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.

Overall summary

Site is well located within existing built form of the village, close to the village core. Site will not require an incursion into the open countryside, though will likely increase the urbanised feel of development within the localised vicinity. Suitable access is likely to be achievable via Top Road however further work is needed to ensure the scheme will be acceptable by the Highways Authority. The site lies in an important area of open space critical to the conservation area and as such development in this location should be opposed.

Recommendation: Do not proceed to allocation.

Mitigation / Issues to address in policy

- Access (transport statement)
- Design to mitigate conservation area.

Site details

Settlement	Croxton Kerrial	
Site Address	Farm (Church Farm) to the west of Middle Road	
SHLAA ref (if available)	MBC/092/13	
Settlement category (Town / Service Centre / Rural Hub)	Rural Hub	
Relevant planning history	None	
Site Area	Gross site area: 1.61	Net site area: 1.61
Site capacity (based on SHLAA assessment)	Gross Capacity: (from SHLAA form) 48	Net Capacity: (@30/40dph) 48

Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Provision of market and affordable housing	++
Relationship / connectivity with host settlement;	The site sits to the less developed northern section of the village, disconnected from the core to the south. At this location, development takes a more piecemeal approach along the various streets and lanes and as such a unified	?

	development would very out of character. Design and mitigation however can reduce these impacts, though until a drawn up masterplan is provided its difficult to know for sure how the 48 dwellings as suggested would be provided. For example would all of the farm buildings be demolished or would some remain and be converted.	
Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	Site not well located to the core of the village, however the varied services and facilities are still very accessible on foot. The school is on the north of the A607 and as such pupils would not need to cross this road to walk to school.	+
Proximity to employment;	Limited employment opportunities within the village, employment opportunities are available within accessible distance, both within and outside the Borough. Some distance to main employment area of Melton Mowbray and Asfordby Business Park.	0
Availability of public transport;	Hourly services to Melton, Grantham and Loughborough.	+
Brownfield land.	Existing farm yard and associated buildings, including a number of large sheds and a number of buildings in a poorer condition.	+
Loss of employment or other beneficial use	Existing farm yard and associated buildings.	0

Site constraints		
Issue	Comments	Potential impact

¹ MfS indicates 800 metres can be walkable.

<p>Access / including public footpath access;</p>	<p>No public rights of way cross the site. Access for this size development cannot be safely achieved, despite two potential access points. The current access of Middle Street is not wide enough to accommodate two-way traffic whilst an access on Chapel Lane would also not be considered suitable as it is a single track road. A potential solution could include widening the access to Middle Street, though no evidence the Council holds suggests this would be possible within the Land Ownership of the applicant or without impacting viability given the need for extensive works on site to remove existent buildings. Even if a suitable access were to be achieved, the Highways Authority would still request a Transport Statement with particular regard to the Junction with Middle Street and the A607. This again must effect the viability and deliverability of the site. Without this information the Local Authority cannot be assured this site can come forward.</p>	<p>- -</p>
<p>Major infrastructure requirements (transport schemes etc)</p>	<p>Non known.</p>	<p>+ +</p>
<p>Infrastructure capacity (schools / GPs / etc);</p>	<p>School currently has capacity for 8 students, however up to 2020 this reduces to 4. A development of this size using the Leicestershire methodology of additional primary school places would generate around 11 additional school places. This means there would be a requirement for expansion of the school as part of this development.</p>	<p>-</p>
<p>Heritage Assets (SMs, listed buildings, CAs, archaeology);</p>	<p>The site lies partially (Circa 60%) within the Croxton Kerrial Conservation Area and as such design solutions may be required to ensure development is acceptable. There are listed buildings near to the site, though detached, development of the site may be possible without impacting them or their setting subject to design.</p>	<p>-</p>

Flooding/Drainage	Floodzone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	None on site. Mature tree nearby but enough distance to make any impact from the development be negligible. Confirmed bat roost nearby but again mitigation can limit impact.	+
TPO / Ancient woodland;	None on site.	++
Historic Park;	None identified on site.	++
Technical constraints (contamination / land stability);	Site in Oil Pipeline buffer, but unlikely to require mitigation or works.	+
Landscape designation (<i>influence report – designation</i>).	Within build settlement, outside of scope of the Influence Report.	?
Visual Impact	This development will replace existing agricultural use buildings and sheds. Some are in a slight state of disrepair. It is assumed that a well-designed housing estate in this location may serve as a visual improvement in this location.	0
Agricultural Land classification	Not known.	?

Noise or other pollutants	None known.	++
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Deliverability constraints		
Issue	Comments	Potential impacts
Viability;	Likely major issues regarding the demolitions and workings of the former site to enable residential development. Moreover to create an acceptable access may require expenditure and acquisition of additional land. This brings the viability of the development into question.	- -
Known market constraints;	Non known.	+ +
Land ownership constraints;	Single ownership.	+

Expected Delivery (Trajectory)
 There is information on deliverability in the Strategic Housing Land Availability Assessment 2016, and if the site is indicated as deliverable in the first 5 years, its predicted build out is shown on page 21 'Trajectory as at 2nd November 2016 – Table Data' of the Five Year Land Supply and Housing Trajectory Position document, MBC, November 2016. This section will be updated before the Local Plan is submitted for Examination.

Sustainability Appraisal summary

Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 3: transport, 10: poverty and deprivation and 14: health. Potential significant negative effects were identified in relation to SA objectives 6: biodiversity and geodiversity and 7: historic environment. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.

Overall summary

Site is poorly located to the core of the village, however it does lie within the village and as such should the principle of residential development on this site should not be wholly ruled out. The key issue however appears to be with access, and at present the Local Authority holds no evidence to ensure that development of this site will be possible. LCC Highways have raised concerns with both potential accesses, stating neither at present looks to be acceptable. A solution may be possible, however this may involve the purchase of third part land and other requirements that bring the viability and deliverability of the site to question. Until such a time that the Local Authority receives an attainable solution, this site should be considered undeliverable and thus unsuitable for allocation.

Recommendation: Do not proceed to allocation.

Mitigation / Issues to address in policy

- Access
- Infrastructure
- Heritage
- Oil Pipeline buffer zone

Site details

Settlement	Croxton Kerrial	
Site Address	Land East of Saltby Road and South of A607	
SHLAA ref (if available)	MBC/095/13	
Settlement category (Town / Service Centre / Rural Hub)	Rural Hub	
Relevant planning history	None	
Site Area	Gross site area: 0.52	Net site area: 0.52
Site capacity (based on SHLAA assessment)	Gross Capacity: (from SHLAA form) 16	Net Capacity: (@30/40dph) 16

Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Provision of market and affordable housing	+ (modest scale)
Relationship / connectivity with host settlement;	The site sites adjacent to existing built form on Saltby Road and opposite a number of large dwellings on the A607. This site would not be an illogical expansion of the village, however it density, as suggested would be out of keeping with the	+

	immediate surroundings of the village and a lower density development may help this edge of village site appear overdeveloped.	
Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	Site well located to the limited facilities and services of Croxton Kerrial.	+ (limited services and facilities.)
Proximity to employment;	Limited employment opportunities within the village, employment opportunities are available within accessible distance, both within and outside the Borough. Some distance to main employment area of Melton Mowbray and Asfordby Business Park.	-
Availability of public transport;	Hourly services to Melton, Grantham and Loughborough.	+
Brownfield land.	Greenfield land.	--
Loss of employment or other beneficial use	Current agricultural use.	0

Site constraints

Issue	Comments	Potential impact
Access / including public footpath access;	No public rights of way cross the site. Access suggested to be gained via the A607. This part of the highway where access is suggested is 30mph, and	+

¹ Mfs indicates 800 metres can be walkable.

	access should be suitable subject to the applicant proving that 85%ile speeds were 30mph or below or mitigation measures may be required. LCC request that as part of this site coming forward, pedestrian access should be provided to Mill Lane. This involves lands not in the ownership of the applicant and whilst it may not prevent this site coming forward, it must be recognised as a negative.	
Major infrastructure requirements (transport schemes etc)	Non known.	++
Infrastructure capacity (schools / GPs / etc);	School currently has capacity for 8 students, however up to 2020 this reduces to 4. A development of this size using the Leicestershire methodology of additional primary school places would generate around 3-4 additional students which could be accommodated at the school.	+ +
Heritage Assets (SMs, listed buildings, CAs, archaeology);	No listed buildings or SM's close to the site. The site does run adjacent to the Croxton Kerrial conservation area and as such design mitigation may be required.	+ +
Flooding/Drainage	Floodzone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	None known on nor close to site. To create the access some shrubbery and trees will need to be removed.	+ +
TPO / Ancient woodland;	None	+ +

Historic Park;	Not present.	++
Technical constraints (contamination / land stability);	Potential for contamination in very small section of the site to the north west adjacent to a former blacksmiths. Some further work and mitigation may be required, however this is seen as unlikely to prevent development coming forward.	+
Landscape designation (<i>influence report – designation</i>).	LCZ 2 This LCZ is defined by the simpler, larger scale, rectilinear and predominantly arable landscape extending on the gentle east facing slopes from LCZ 1. The LCZ fringe would have a medium sensitivity to residential development, by virtue of its lower elevation and simplicity of landscape character compared to LCZ 1. However, the compact character of the settlement within the undulating topography is important and is sensitive to expansion across the flatter landscape to the east.	0
Visual Impact	The development is fairly well screened from the A607 on the approach to the village from the east. Built form to the west of the site also lessens the impact of development in this location. Some of the screening will have to be removed for access. If the density proceeds as suggested the development will seem overdeveloped, especially given the large houses opposite, and will stand out visually from the rest of the village.	0
Agricultural Land classification	Not known.	?
Noise or other pollutants	None known.	++

Deliverability constraints		
Issue	Comments	Potential impacts
Viability;	No major issues known. Some work on the contaminated land to the north is required, but unlikely to threaten the viability of the project as a whole.	+
Known market constraints;	Non known.	++
Land ownership constraints;	Single ownership.	+

Expected Delivery (Trajectory)

There is information on deliverability in the Strategic Housing Land Availability Assessment 2016, and if the site is indicated as deliverable in the first 5 years, its predicted build out is shown on page 21 'Trajectory as at 2nd November 2016 – Table Data' of the Five Year Land Supply and Housing Trajectory Position document, MBC, November 2016. This section will be updated before the Local Plan is submitted for Examination.

Sustainability Appraisal summary

Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 3: transport, 10: poverty and deprivation and 14: health. A potential significant negative effect was identified in relation to SA objective 8: land use. This issue will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.

Overall summary

Site is well located to existing built form and development of this location will not be an overtly adverse incursion into the open countryside. The modern houses opposite mean the historic core of the village feels slightly separated from this location and a well-designed modern housing estate should not cause adverse damage to the character of the village. It may be beneficial however in this regard to reduce the allocation to 10, to better reflect the surrounding built form and density. There would need to be some work on access, though LCC Highways have indicated a safe access should be achievable given the reduced speed limit at this part of the A607. Moreover, mitigation measures can ensure safe access if required. Aspect of contaminated land will require further work, but again unlikely to stop development at this location.

Recommendation: Proceed to allocation.

Mitigation / Issues to address in policy

- Contaminated land

Site details

Settlement	Croxton Kerrial	
Site Address	Land South of Main Street (A607) and West of the Nook	
SHLAA ref (if available)	MBC/096/13	
Settlement category (Town / Service Centre / Rural Hub)	Rural Hub	
Relevant planning history	None	
Site Area	Gross site area: 1.58	Net site area: 1.58
Site capacity (based on SHLAA assessment)	Gross Capacity: (from SHLAA form) 47	Net Capacity: (@30/40dph): 47

Site assessment

Planning merits		
Issue	Comments	Potential impact: ++ (strong positive); +(positive); 0 (Neutral); – (negative); - - (Strong neg've).
Meeting identified need;	Provision of market and affordable housing	++
Relationship / connectivity with host settlement;	This site would extend the built form of the village to the west down along the A607. Such expansion whilst not entirely illogical, is an extension of the village into the open countryside and would have more of and adverse impact than some of the	0

	other alternatives.	
Access to services and facilities (by foot (ideally 800m ¹) / bicycle (2km) or public transport.	Site well located to the limited facilities and services of Croxton Kerrial. The school lies within 300m, however pupils would be required to cross the A607. Limited facilities in the settlement.	+
Proximity to employment;	Limited employment opportunities within the village, employment opportunities are available within accessible distance, both within and outside the Borough. Some distance to main employment area of Melton Mowbray and Asfordby Business Park.	-
Availability of public transport;	Hourly services to Melton, Grantham and Loughborough.	+
Brownfield land.	Greenfield land.	- -
Loss of employment or other beneficial use	Current agricultural use on the land.	0

Site constraints

Issue	Comments	Potential impact
Access / including public footpath access;	No public rights of way cross the site. Access gained via The Nook. Road access via the Nook should be acceptable, as confirmed by the County Council. They do however warn about accessing directly	+

¹ Mfs indicates 800 metres can be walkable.

	<p>onto the A607, and any attempt to access the site should be encouraged onto the Nook, though access onto the A607 is also achievable, but not preferable. Any access may have to involve moving or editing The Surgery car park, and as such it would be beneficial to the authority for any known plans to be known prior to allocation. Loss of car parking for the Surgery may weigh against allocation of this site. Landscaping may be required to allow suitable pedestrian access.</p>	
Major infrastructure requirements (transport schemes etc)	Non known.	++
Infrastructure capacity (schools / GPs / etc);	<p>School currently has capacity for 8 students, however up to 2020 this reduces to 4. A development of this size using the Leicestershire methodology of additional primary school places would generate around 11 additional school places. This means there would be a requirement for expansion of the school as part of this development.</p>	-
Heritage Assets (SMs, listed buildings, CAs, archaeology);	<p>No listed buildings or SM's close to the site. The site does run adjacent to the Croxton Kerrial conservation area and as such design mitigation may be required.</p>	+
Flooding/Drainage	Floodzone 1.	++
Biodiversity - SSSI / SAC / LWS / Protected habitats & Species;	<p>There is an ancient ash tree and pond to the north west of the site which would require further investigation to ensure no protected species are on site. Design and mitigation mean that an acceptable solution should be achievable if there are protected species present.</p> <p>A SSSI is present to the south west, but sufficient distance ensures development off the site will have negligible impact on it.</p>	0

TPO / Ancient woodland;	TPO on site, however only a small section and as such design can incorporate the protected tree in open space provision.	+
Historic Park;	Not present.	+ +
Technical constraints (contamination / land stability);	Fully within oil pipeline buffer. This will require further work to ensure development is possible. Very unlikely to prevent development.	+
Landscape designation (<i>influence report – designation</i>).	<p>LCZ 3</p> <p>This LCZ has a higher (medium to high) overall landscape sensitivity to residential development in the small scale, intimate fieldscapes to the west of the village, between the well-integrated historic settlement edge/limestone cottages (which form a positive settlement gateway) and the tree-lined tributary watercourse to the west. The settlement edge to the south is more modern and defined by infill, as well as older development, again well-integrated by tree planting and hedgerows and forming a natural, defensible settlement edge. The landscape pattern is simpler, however the open break/setting this area forms between the settlement and the historic designed landscape at Croxton Park to the southwest is important and highly sensitive.</p>	-
Visual Impact	The development is fairly well screened from the A607 on the approach to the village. However topography raises to the south of the site and as such its visual presence will still be noticeable, even if limited by existent screening.	0

Agricultural Land classification	Not known.	?
Noise or other pollutants	None known.	++

Deliverability constraints		
Issue	Comments	Potential impacts
Viability;	No major issues known. Some work on landscaping to allow access required but not expected to majorily effect the deliverability of the scheme. Work to ensure no effect on oil pipeline also.	+
Known market constraints;	Non known.	++
Land ownership constraints;	Single ownership.	+

Expected Delivery (Trajectory)

There is information on deliverability in the Strategic Housing Land Availability Assessment 2016, and if the site is indicated as deliverable in the first 5 years, its predicted build out is shown on page 21 'Trajectory as at 2nd November 2016 – Table Data' of the Five Year Land Supply and Housing Trajectory Position document, MBC, November 2016. This section will be updated before the Local Plan is submitted for Examination.

Sustainability Appraisal summary

Potential significant positive effects were identified for this site in relation to SA objectives 2: education, 3: transport, 10: poverty and deprivation and 14: health. Potential significant negative effects were identified in relation to SA objectives 5: landscape, 6: biodiversity and geodiversity and 8: land use. These issues will need to be considered further in terms of mitigation and/or enhancement, which may be achieved through Local Plan policies.

Overall summary

Site scores well across the board and should be deliverable. There are other sites which would be more natural expansions of the village. Key issues to address include access and any effect this may have on car parking at the doctors surgery, wildlife concerns, tpo's and the effect of the oil pipeline buffer. However, on current evidence there are no "showstoppers" and as such deliverability of the site shouldn't be a problem.

Mitigation / Issues to address in policy

- TPO.
- Oil Pipeline Buffer.
- Access